

118.0

0004

0011.A

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel  
705,800 / 705,800

USE VALUE:

705,800 / 705,800

ASSESSED:

705,800 / 705,800


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
28		HENRY ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BLOCK THOMAS C	
Owner 2: POOLE DOROTHY L	
Owner 3:	
Street 1: 28 HENRY ST	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

**PREVIOUS OWNER**

Owner 1: CARR MARGARET E -
Owner 2: -
Street 1: 28 HENRY ST
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains 11,025 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Vinyl Exterior and 1488 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11025		Sq. Ft.	Site		0	70.	0.61	6			Wet	-10					472,971						473,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	11025.000	232,800		473,000	705,800		76376
							GIS Ref
							GIS Ref
							Insp Date
							09/17/18

1 of 1

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!9194!	
PRINT	
Date	Time
12/10/20	23:42:03
LAST REV	
Date	Time
12/12/19	10:59:58
danam	
9194	

ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	232,800	0	11,025.	473,000	705,800	705,800	Year End Roll	12/18/2019
2019	101	FV	196,700	0	11,025.	466,200	662,900	662,900	Year End Roll	1/3/2019
2018	101	FV	196,700	0	11,025.	358,100	554,800	554,800	Year End Roll	12/20/2017
2017	101	FV	196,700	0	11,025.	337,800	534,500	534,500	Year End Roll	1/3/2017
2016	101	FV	196,700	0	11,025.	310,800	507,500	507,500	Year End	1/4/2016
2015	101	FV	184,800	0	11,025.	290,500	475,300	475,300	Year End Roll	12/11/2014
2014	101	FV	184,800	0	11,025.	267,600	452,400	452,400	Year End Roll	12/16/2013
2013	101	FV	184,800	0	11,025.	267,600	452,400	452,400		12/13/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARR MARGARET E	1277-51		11/7/2003		425,000	No	No		
	486-573		1/1/1901	Family		No	No	N	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/18/2019	886	Shed	5,000	C				12x10x7 shed repla

Date	Result	By	Name
9/17/2018	MEAS&NOTICE	CC	Chris C
3/31/2009	Measured	197	PATRIOT
4/11/2004	MLS	HC	Helen Chinal
4/11/2001	Inspected	PM	Peter M
10/27/2000	Hearing Chag	201	PATRIOT
3/8/2000	Inspected	264	PATRIOT
2/14/2000	Measured	264	PATRIOT
8/31/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>								
Type:	5 - Cape			Full Bath:	1	Rating:	Average													
Sty Ht:	1T - 1 & 3/4 Sty			A Bath:		Rating:														
(Liv) Units:	1	Total: 1			3/4 Bath:	1	Rating:	Average												
Foundation:	1 - Concrete			A 3QBth:		Rating:														
Frame:	1 - Wood			1/2 Bath:		Rating:														
Prime Wall:	4 - Vinyl			A HBth:		Rating:														
Sec Wall:		%			OthrFix:		Rating:													
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>																
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average													
Color:	BLUE			A Kits:		Rating:														
View / Desir:				Fapl:	1	Rating:	Average													
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:														
Grade:	C - Average			<b>CONDOS INFORMATION</b>																
Year Blt:	1940	Eff Yr Blt:			Location:															
Alt LUC:		Alt %:			Total Units:															
Jurisdct:		Fact: .			Floor:															
Const Mod:				% Own:																
Lump Sum Adj:				Name:																
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>								
Avg Ht/FL:	STD			Phys Cond:	AV - Average	31.	%	Exterior:		No Unit	RMS	BRS	FL							
Prim Int Wall:	2	- Plaster		Functional:			%	Interior:		1	6	2								
Sec Int Wall:	1	- Drywall		Economic:			%	Additions:												
Partition:	T	- Typical		Special:			%	Kitchen:												
Prim Floors:	3	- Hardwood		Override:			%	Baths:												
Sec Floors:		%		Total:	31	%		Plumbing:												
Bsmnt Flr:	14	- Asphalt Tile						Electric:												
Subfloor:								Heating:												
Bsmnt Gar:	1							General:												
Electric:	3	- Typical																		
Insulation:	2	- Typical																		
Int vs Ext:	S																			
Heat Fuel:	1	- Oil																		
Heat Type:	3	- Forced H/W																		
# Heat Sys:	1																			
% Heated:	100			% AC:	100															
Solar HW:	NO			Central Vac:	NO															
% Com Wall:				% Sprinkled:																
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:								
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 118.0-0004-0011.A								<b>IMAGE</b>								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value		
2	Frame Shed	D	Y	16X8	A	AV	1985		0.00	T	27.2	101								
More: N				Total Yard Items:				Total Special Features:				Total:								